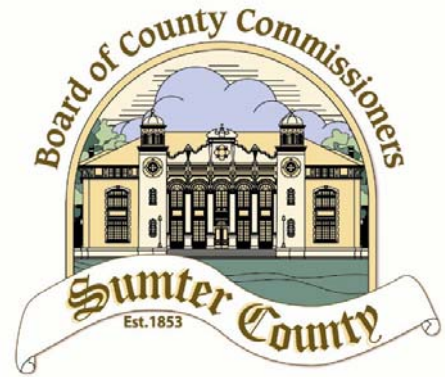


Board of County Commissioners

Division of Planning & Development

Development Review

209 North Florida Street, Suite 5 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 • FAX: (352) 793-0274
SunCom: 665-0270 • Website: <http://sumtercountyfl.gov/plandevlop>



Development Review Committee Meeting **May 1, 2006**

Members Present-

Aimee Webb- Acting Chairperson/Development Coordinator, Skip Lukert-Building Official, Becky Howard-Deputy Clerk, Mike Springstead-Springstead Engineering, Keith Hunter-Environmental Health Director, Brad Burris-Fire Services, Dan Hickey-Fire Services, Dale Parrett-Public Works, Hal Barrineau-Barrineau Ginn & Associates, Inc., Dave Davis-Attorney, and Karen Parker-Secretary.

The meeting convened at 2:05 p.m.

Mr. Barrineau joined the Committee as County Engineer for the Non-Villages projects.

Approval of Minutes-

Mr. Hunter made a motion to approve the minutes from April 24, 2006. Mr. Lukert seconded the motion and the motion carried.

Mrs. Webb announced Parkwood Village Residential Subdivision Development -Major Development – Engineering Plan Review will be postponed until May 8, 2006.

Mr. Hunter made a motion to postpone this project until May 8, 2006. Mr. Lukert seconded the motion and the motion carried.

NEW BUSINESS:

Eagle Roofing, LLC – Major Development – Preliminary & Engineering Review

Michael Springstead, Springstead Engineering, was present and requesting preliminary and engineering plan approval to construct a tile manufacturing plant with a storage area. Staff comments were received and consisted of Point of Beginning and easement dimensions, total number of employees, and total number of employees per shift. Mrs. Howard, Mr. Lukert, Mr. Davis, Mr. Hunter, and Mr. Burris had no comments. Engineering comments were received and will be addressed. Mr. Springstead provided the traffic study which will be reviewed by Barrineau Ginn & Associates, Inc. Mr. Parrett suggested C-470 be taken into consideration for reconstruction due to more traffic utilizing this facility and the funding for reconstruction. Mr. Springstead stated that due to the traffic study, Eagle Roofing has committed to provide turning lanes into this facility. Mr. Springstead suggested the impact fees that are collected for this project be utilized for the reconstruction of C-470. Mrs. Webb will check with Mrs. Rogers and Mr. Arnold concerning the improvement costs.

Mr. Hunter moved to approve the preliminary and engineering plans subject to addressing all comments and the review of the traffic study. Mr. Parrett seconded the motion and the motion carried.

301 South Complex Phase II – Major Development – Preliminary Review

Robert Couch, Enviro-Technologies, Incorporated, was present and requesting preliminary approval to construct 17,292 square feet for general office uses, 4,740 square foot day care facility, and 5,763 square foot building for general retail uses. Staff comments were received and consisted of dumpster area accessibility, useable area for loading/unloading, existing improvements need to be labeled on plans, update parking space calculations, stop sign/stop bars, and wheel stops. Mrs. Howard, Mr. Lukert, and Mr. Davis had no comments. Mr. Hunter asked if preliminary sewage calculations were performed, how many kids would be attending the day care, and if food will be provided on the premises. Mr. Couch stated the sewage may be provided by the City of Wildwood, and there will be no food service provided on the premises. Engineering comments consisted of the boundary survey must be signed/sealed, water usage, minimum area required for day care playground, mounted septic size, setbacks, water main schedule, label driveway radii and curbing, designate drive aisle on the west side of the property, grading, spot elevation, and building ties to the property line. Public Works' comments consisted of traffic study quadrants and turning lanes from US 301. At this time, Mr. Couch stated the plans have not been submitted to Department of Transportation; however, they are waiting for all comments to be addressed before submitting the plans to the Department of Transportation.

Mr. Hunter moved to approve the preliminary plans subject to addressing all comments. Mr. Parrett seconded the motion and the motion carried.

Mr. Burris and Mr. Barrineau excused themselves from the meeting.

Mr. Springstead joined the Committee as County Engineer for the Villages projects.

VOS – Buffalo Ridge Postal Facility West – Major Development – Preliminary & Engineering Review

Chris Germana, Kimley-Horn and Associates, Incorporated, was present and requesting preliminary and engineering approval to construct a 235 square foot postal facility. Staff comments consisted of add the zoning and future land use for the property to the east. Mrs. Howard, Mr. Lukert, Mr. Davis, Mr. Hunter, and Mr. Hickey had no comments. Engineering comments consisted of drainage flowing back into the curb, handicap grading, and curb transitions in the loading area. Public Works comments consisted of entrance location and parking spaces. Mr. Germana stated the postal facility will serve Buffalo Ridge and Wal-Mart.

Mr. Springstead moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

Due to a recent contract change approved by the Board of County Commissioners, Mrs. Webb announced that Mr. Springstead is no longer a voting member of the Development Review Committee. Mrs. Webb consulted with Attorney Davis, in which Mr. Davis stated a non-voting member should not vote. Therefore, the previous motion became null and void and a new motion was made.

Mr. Hunter moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

VOS – Margaux Villas – Major Development – Preliminary & Engineering Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary and engineering approval to develop a 73-unit subdivision. Staff comments consisted of Point of Commencement location and surrounding property information. Mrs. Howard, Mr. Lukert, Mr. Davis, Mr. Hunter, Mr. Hickey, Mr. Springstead, and Mr. Parrett had no comments.

Mr. Lukert moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Hunter seconded the motion and the motion carried.

VOS – Mariel Villas – Major Development – Preliminary & Engineering Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary and engineering approval to develop a 57-unit subdivision. Staff's comment consisted of Point of Commencement location. Mrs. Howard, Mr. Lukert, Mr. Davis, Mr. Hunter, Mr. Springstead, and Mr. Parrett had no comments.

Mr. Hunter moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

VOS – Hemingway Neighborhood Recreation Center – Major Development – Preliminary & Engineering Review

Lee Clymer, Farner Barley and Associates, Incorporated, was present and requesting preliminary and engineering approval to construct a postal building, pool building, pool, pool deck area, and courts. Mrs. Webb, Mrs. Howard, Mr. Lukert, Mr. Davis, Mr. Hickey, Mr. Springstead, and Mr. Parrett had no comments. Mr. Hunter requested a copy of the pool plans.

Mr. Hunter moved to approve the preliminary and engineering plans. Mrs. Howard seconded the motion and the motion carried.

VOS – Villages Charter High School Phase 5 – Major Development – Preliminary & Engineering Review

Lee Clymer, Farner Barley and Associates, Incorporated, was present and requesting approval to expand the existing high school by 10,034 square feet. Mrs. Webb, Mrs. Howard, Mr. Lukert, Mr. Davis, Mr. Hunter, Mr. Springstead, and Mr. Parrett had no comments. Mr. Hickey requested the location of the existing fire hydrant, which he received prior to the meeting. Mr. Springstead requested revised plans be submitted showing the location of the fire hydrant.

Mr. Hunter moved to approve the preliminary and engineering plans subject to the discussed comment being addressed on revised plans. Mrs. Howard seconded the motion and the motion carried.

The next meeting is scheduled for May 8, 2006.

Mr. Hunter moved to adjourn. Mrs. Howard seconded the motion and the motion carried.

Meeting adjourned at 2:40 pm.